



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, FEBRUARY 16, 2011
COUNCIL CHAMBERS at 6:00 p.m.
AGENDA**

**All parties wishing to testify must register with the
BPRC Solicitor before the hearing begins.**

I. Call to Order

6:00p.m.

II. Purpose

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #108-2010 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to determine whether it, in fact, meets the definition of blight and can be certified as a blighted property.

As described in the Ordinance, if your property is certified to be blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission and City Council for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

III. Recommendation to remove the following properties from the list as the property no longer meets the blighted criteria:

- 1. 632 Weiser St, owned by Bankers Trust Co of CA Trst For Vendee Mortgage Tr, 1761 E Saint Andrew Pl Santa Ana CA 92705, No purchase date listed – *Tabled at December Certif Hearing***

Motion from the Board to remove this property from the list

IV. These properties are being removed from the process as they no longer meet the blighted criteria:

- 1. 1410 N 13th St, owned by Federal National Mortgage Assoc, 1900 Market St #800 Philadelphia Pa 19103, purchased Dec 2011**
- 2. 1438 Birch St, owned by 1438 Birch St LLC, 1438 Birch St & 1393 Ogg Street Westminster PA 21157 , purchased May 2008**
- 3. 1312 Birch St, owned by CTCE Federal Credit Union, PO Box 13385 2101 Centre Ave Reading PA 19612 , purchased Aug 2011**
- 4. 1222 Linden St, owned by Crusita Maldonado, 1222 Linden St Reading PA 19604, purchased March 2011**
- 5. 1161 N 13th St, owned by US Bank National Assoc, 211 N Front St Harrisburg PA 17101, purchased July 2011**
- 6. 904 Old Wyomissing Rd, owned by Federal Home Loan Mortgage Corp, 8000 Jones Branch Dr Stop 202 Mclean Va 22102, purchased Aug 2011**
- 7. 915 Summit Chase Ave, owned by Peter Cervola, 915 Summit Chase Ave, purchased March 2000**
- 8. 805 Summit Chase Ave, owned by Bridget Sedlacek, 805 Summit Chase Ave, purchased April 2011**
- 9. 807 Summit Chase Ave, Owned By Balbino & Juana Pena, 600 Snyder Rd West Lawn Pa 19609, purchased April 2011**
- 10. 813 Summit Chase Ave, Owned By Elias Baez, 1244 Schuylkill Ave Reading Pa 19601, purchased April 2011**
- 11. 815 Summit Chase Ave, Owned By Gregory Townsley, 8 Schoolhouse Ln Fleetwood Pa 19522, purchased April 2011**
- 12. 409 Upland Ave, Owned By Leopoldo & Ana Hilda Ortega, PO Box 25606 Charlotte NC 28229, purchased Dec 2011**
- 13. 859 S Parkside Dr, Owned By Augustine Albu, 658 S 17 1/2 St Reading Pa 19606, purchased Jan 2006**

V. Determination Hearing

1. 1530 N 12th St, owned by Deborah Thomas and Tia Juanita Frye, 1530 N 12th St, Rdg, 19604, purchased July 2006

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1530 N 12th St as a blighted property or to remove it from the target list.

2. 1401 N 13th St, owned by John Baez, 1445 Mulberry St, Rdg, 19604, purchased Aug 2005

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1401 N 13th St as a blighted property or to remove it from the target list.

3. 1809 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 19602, No purchase date listed

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1809 Hessian Rd as a blighted property or to remove it from the target list.

**4. 1813 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 19602,
No purchase date listed**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1813 Hessian Rd as a blighted property or to remove it from the target list.

**5. 2257 Raymond Ave, owned by Citizens Bank of PA, 10 Tripps Ln Riverside RI 02915,
purchased May 2011**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 2257 Raymond Ave as a blighted property or to remove it from the target list.

**6. 2237 Raymond Ave, owned by McCrae Boykins Jr, 2237 Raymond Ave, purchased
April 1997**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 2237 Raymond Ave as a blighted property or to remove it from the target list.

7. 820 Summit Chase Ave, owned by Catalino and Sarah Benitez, 605 15th Ave Apt 22 Newark NJ 07103, purchased April 1997

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 820 Summit Chase Ave as a blighted property or to remove it from the target list.

8. 312 Heckmans Court, owned by Paula Felez, 445 W 153rd St Apt 4bb New York NY 10031, purchased Feb 2008

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 312 Heckmans Court as a blighted property or to remove it from the target list.